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## BUILDING BOOM IS ON THE INCREASE

Houses for Wage Earners Going Up All Over Richmond and Suburbs.

### THE MEN WHO ARE INVESTING

"Don't you think the building boom now on in Richmond and the suburbs is likely to be overdone?"

That is the question which one of the leading real estate agents yesterday put to another, and the man before whom the interrogation point was lined up, replied: "Not by a d—d jug full. Richmond wants 25,000 more people and can give profitable employment to that many, but up to date Richmond has not the housing capacity for those people. The men who are building tenement houses in and around about Richmond are doing the city a great service. Let the building boom go on. It is not overdone and is not likely to be."

That is an optimistic view that is justified by conditions, and it is a pleasure and comfort to be able to record the fact that the building boom shows no signs of weakness.

Mr. J. T. Wilson, the famous contractor, is building in Lee District five double tenements—ten houses in all. Messrs. Green & Redd are building for one of their customers as many more on another street, and others are putting up tenements and flats in that district, and altogether it is estimated that not less than thirty-five buildings for homes are going up in Lee District alone.

This is but a sample, for the activity noticeable in Lee District is being duplicated pretty much all over the city and away out in the suburbs.

### One a Week.

Messrs. C. W. and J. L. Davis have just bought a number of lots on Park Avenue and Sycamore Street, on which they propose to commence at once the erection of homes for renters. Mr. Lee Davis, in a short talk with The Times-Dispatch man yesterday, said:

"We propose to build a house a week in Richmond this year—that is to say, we are going to put up fifty-two up-to-date houses that are to be saleable and rentable. We may not finish one every single week, but with the closing of the year we expect our output to be fifty-two houses. That's one a week, isn't it?"

### Where the Boom Started.

Months ago The Times-Dispatch called the attention of men of means to the fact that Richmond was in dire need of more houses—up-to-date houses, to be rented to good tenants, such as wage-earners, salaried men and others. Several real estate agents took the cue and talked the matter over with their monied constituents. The agitation thus started in the Industrial Section of The Times-Dispatch has resulted in this building boom. The boom did not get on any too soon, for it is a fact that the industrial establishments of Richmond were a year ago suffering for the lack of expert labor because the city did not afford home room for the better class of wage-earners.

Thanks to such wide-awake men as Wilson, the Davis brothers, and others, this trouble is now being overcome—in fact, has been overcome.

Mr. Wirt A. Chesterman announces that he will begin work on the Pace mansion, corner Adams and Franklin Streets, this week. As already announced, this building is to be changed into an up-to-date, fashionable apartment house, and something like \$25,000 will be expended in making the changes. It has been decided to name the new fashionable apartments "The Hanover."

It is well that the wide-awake builders of modern Richmond are holding fast to the old historic names. Shenandoah, Chesterfield, Raleigh and Hanover are good names for handsome homes of Richmond. The Hanover will likely be ready for occupancy by early autumn.

### Beyond City Limits.

The building boom is not confined to the city, but goes out into the suburbs. Barton Heights, Highland Park, Chestnut Hill, Manchester and all the suburbs are on a boom. The past week, especially, has brought forth many developments in the building line at Ginter Park.

The contracts for the new Richmond hall of the seminary has been let to Mr. Nuckols, and Mr. E. J. Dietrich has secured the contracts for the residences of Mr. C. B. Garnett and Mrs. Rosa G. Tynes, and work has already been started. Both of these handsome homes are to be built on Chamberlayne Avenue, near Walton, and will add greatly to the attractiveness of this already superb boulevard.



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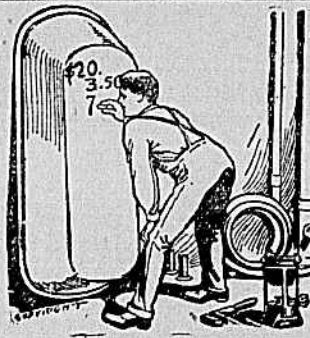
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## RIDGELEY'S FORECASTS

When I stated in this column last December that we are in the early stages of a bull market, my predictions of 150 for Union, 125 for Reading, and that many low priced stocks would double in price, were laughed at; but now they do not look so absurd. Most persons missed these chances, but the market is still here, and there is still money to be made if you go about it in the right way. We think we can help you, and you must bear in mind that there is a time to sell as well as a time to buy. Our charge for Daily Letter \$5 per month, is a very small fraction of what you pay your broker. You need it at once. Our subscribers caught six points profit in two days on C. & O., and there are others. Special market circulars just issued free.

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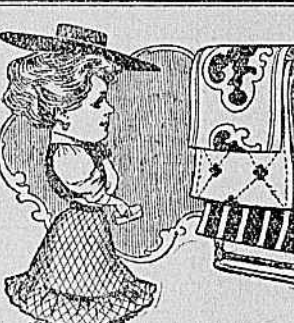
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